



# Federal Emergency Management Agency

Washington, D.C. 20472

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

The Honorable Jim Galloway  
Chairperson, Washoe County  
Board of Commissioners  
P.O. Box 11130  
Reno, NV 89520-0027

IN REPLY REFER TO:  
Case No.: 99-09-109P

Community: Washoe County, Nevada  
Community No.: 320019  
Panels Affected: 32031C3013 E, 3014 E,  
3176 E, and 3177 E  
Effective Date of **FEB 11 1999**  
This Revision:

102-D

Dear Mr. Galloway:

This responds to a request that the Federal Emergency Management Agency (FEMA) revise the effective Flood Insurance Rate Map (FIRM) for Washoe County, Nevada and Incorporated Areas (the effective FIRM for your community), in accordance with Part 65 of the National Flood Insurance Program (NFIP) regulations. In a letter dated November 2, 1998, Mr. Peter B. Etchart, P.E., Division Manager/Civil Engineering, Stantech Consulting, requested that FEMA revise the FIRM to show the effects of excavation and placement of fill in the floodplain in connection with development of the Hidden Meadow subdivision from approximately 4,900 feet downstream to approximately 1,300 feet downstream of Pembroke Drive along Steamboat Creek. This request follows up on a Conditional Letter of Map Revision issued on August 18, 1995.

All data required to complete our review of this request were submitted with letters from Mr. Etchart.

We have completed our review of the submitted data and the flood data shown on the effective FIRM. We have revised the FIRM to modify the floodplain boundary delineations and zone designations of the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) along Steamboat Creek. As a result of the modifications, the width of the Special Flood Hazard Area (SFHA), the area that would be inundated by the base flood, for Steamboat Creek decreased. The modifications are shown on the enclosed annotated copy of FIRM Panel(s) 32031C3013 E, 32031C3014 E, 32031C3176 E, and 32031C3177 E. This Letter of Map Revision (LOMR) hereby revises the above-referenced panel(s) of the effective FIRM dated September 30, 1994.

The modifications are effective as of the date shown above. The map panel(s) as listed above and as modified by this letter will be used for all flood insurance policies and renewals issued for your community.

A review of the determination made by this LOMR and any requests to alter this determination should be made within 30 days. Any request to alter the determination must be based on scientific or technical data.

We will not physically revise and republish the FIRM and Flood Insurance Study (FIS) report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel(s) and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This LOMR is based on minimum floodplain management criteria established under the NFIP. Your community is responsible for approving all floodplain development, and for ensuring all necessary permits required by Federal or State law have been received. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If the State, county, or community has adopted more restrictive or comprehensive floodplain management criteria, these criteria take precedence over the minimum NFIP criteria.

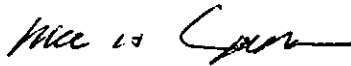
Because this LOMR will not be printed and distributed to primary users, such as local insurance agents and mortgage lenders, your community will serve as a repository for these new data. We encourage you to disseminate the information reflected by this LOMR throughout the community, so that interested persons, such as property owners, local insurance agents, and mortgage lenders, may benefit from the information. We also encourage you to prepare an article for publication in your community's local newspaper. This article should describe the changes that have been made and the assistance that officials of your community will give to interested persons by providing these data and interpreting the NFIP maps.

This determination has been made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and is in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria are the minimum requirements and do not supersede any State or local requirements of a more stringent nature. This includes adoption of the effective FIRM to which the regulations apply and the modifications described in this LOMR.

FEMA makes flood insurance available in participating communities; in addition, we encourage communities to develop their own loss reduction and prevention programs. Our Project Impact initiative, developed by FEMA Director James Lee Witt, seeks to focus the energy of businesses, citizens, and communities in the United States on the importance of reducing their susceptibility to the impact of all natural disasters, including floods, hurricanes, severe storms, earthquakes, and wildfires. Natural hazard mitigation is most effective when it is planned for and implemented at the local level, by the entities who are most knowledgeable of local conditions and whose economic stability and safety are at stake. For your information, we are enclosing a Project Impact Fact Sheet. For additional information on Project Impact, please visit our Web site at [www.fema.gov](http://www.fema.gov).

If you have any questions regarding floodplain management regulations for your community or the NFIP in general, please contact the Consultation Coordination Officer (CCO) for your community. Information on the CCO for your community may be obtained by contacting the Director, Mitigation Division of FEMA in San Francisco, California, at (415) 923-7177. If you have any technical questions regarding this LOMR, please contact Mr. Max Yuan of our staff in Washington, DC, either by telephone at (202) 646-3843 or by facsimile at (202) 646-4596.

Sincerely,



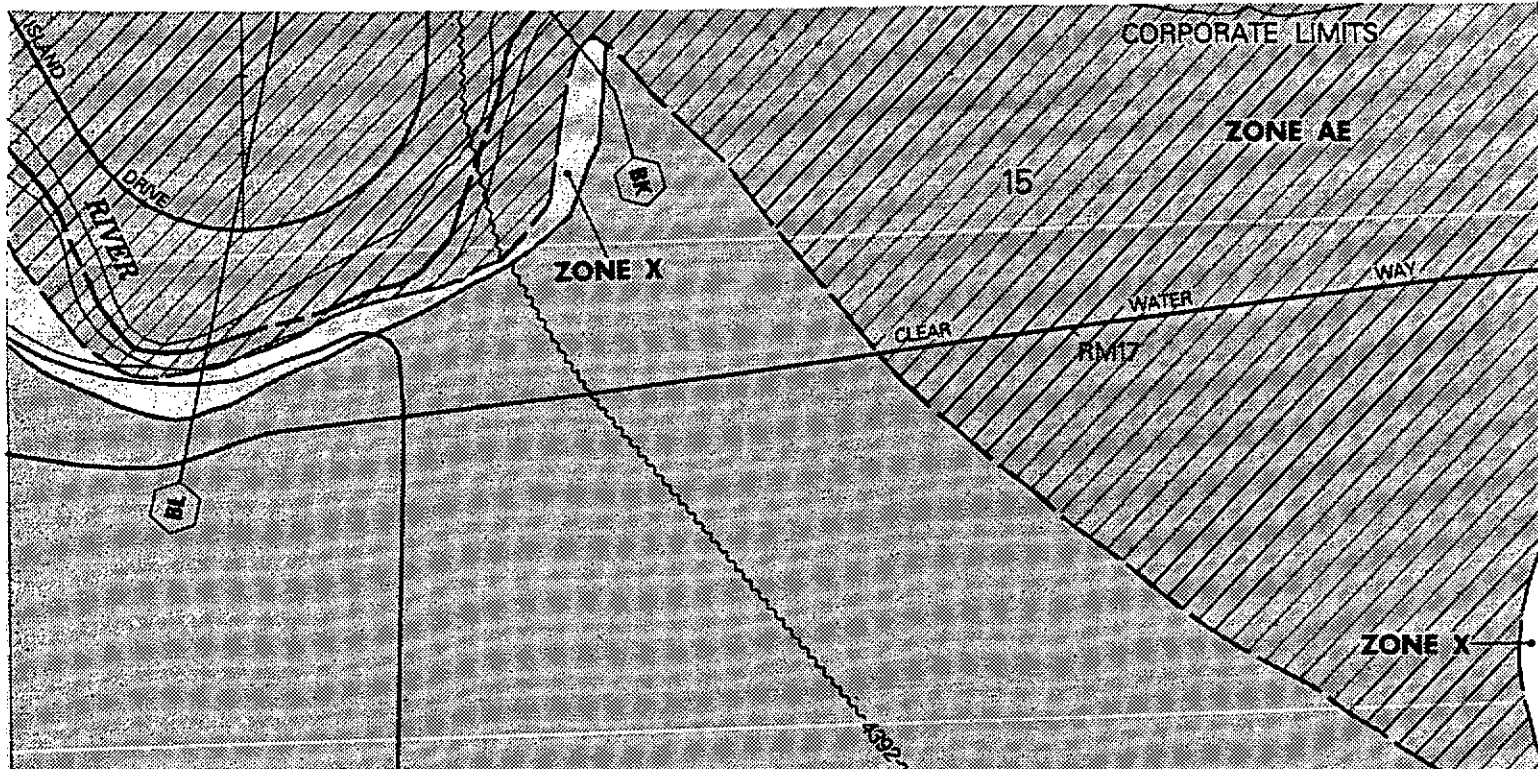
Max H. Yuan, P.E., Project Engineer  
Hazards Study Branch  
Mitigation Directorate

For: Matthew B. Miller, P.E., Chief  
Hazards Study Branch  
Mitigation Directorate

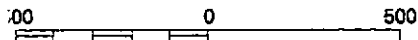
Enclosure(s)

cc: Mr. Leonard Crowe  
Flood Control Manager  
Washoe County

Mr. Peter B. Etchart, P.E.  
Division Manager/Civil Engineering  
Stantech Consulting



APPROXIMATE SCALE IN FEET



NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**

FLOOD INSURANCE RATE MAP

WASHOE COUNTY,  
NEVADA AND  
INCORPORATED AREAS

PANEL 3013 OF 3350

(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS:  
COMMUNITY NUMBER PANEL SUFFIX

RENO, CITY OF 320020 3013 E  
SPRINGS, CITY OF 320021 3013 E  
WASHOE COUNTY 320029 3013 E  
UNINCORPORATED AREAS 320029 3013 E

REVISED TO REFLECT LOMR

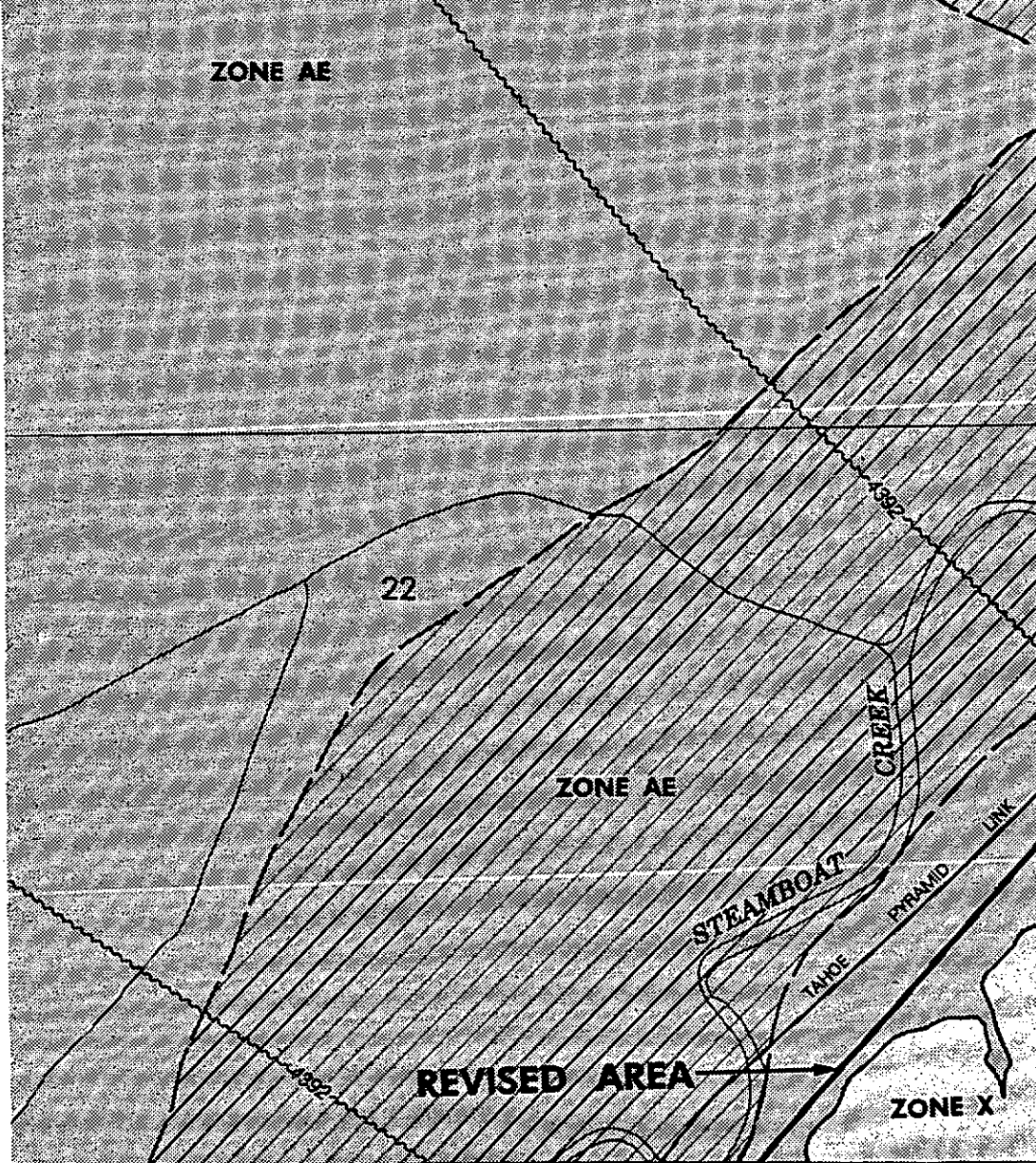
DATED FEB 11 1999

MAP NUMBER  
32031C3013 E

EFFECTIVE DATE:  
SEPTEMBER 30, 1994

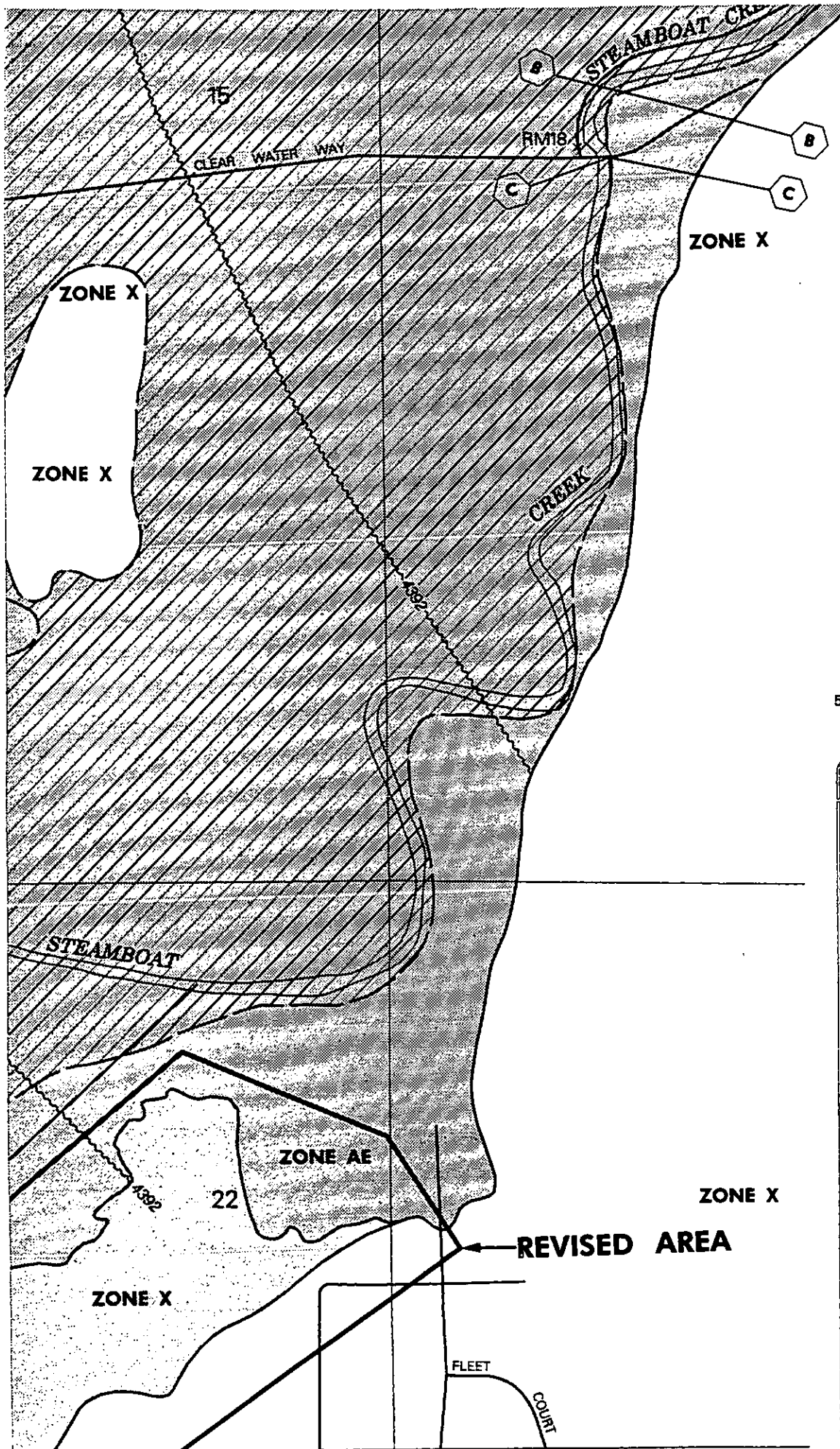


Federal Emergency Management Agency



JOINS PANEL 3014

JOINS PANEL 3176



APPROXIMATE SCALE IN FEET

500 0 500

# NATIONAL FLOOD INSURANCE PROGRAM

## **FIRM** FLOOD INSURANCE RATE MAP

WASHOE COUNTY,  
NEVADA AND  
INCORPORATED AREAS

PANEL 3014 OF 3350  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS:	NUMBER	PANEL	SUFFIX
COMMUNITY			
SPRING CITY OF	30001	304	E
WASHOE COUNTY, UNINCORPORATED AREAS	30000	304	E

REFLECT LOMR

ATED FEB 11 1999

MAP NUMBER  
32031C3014 E

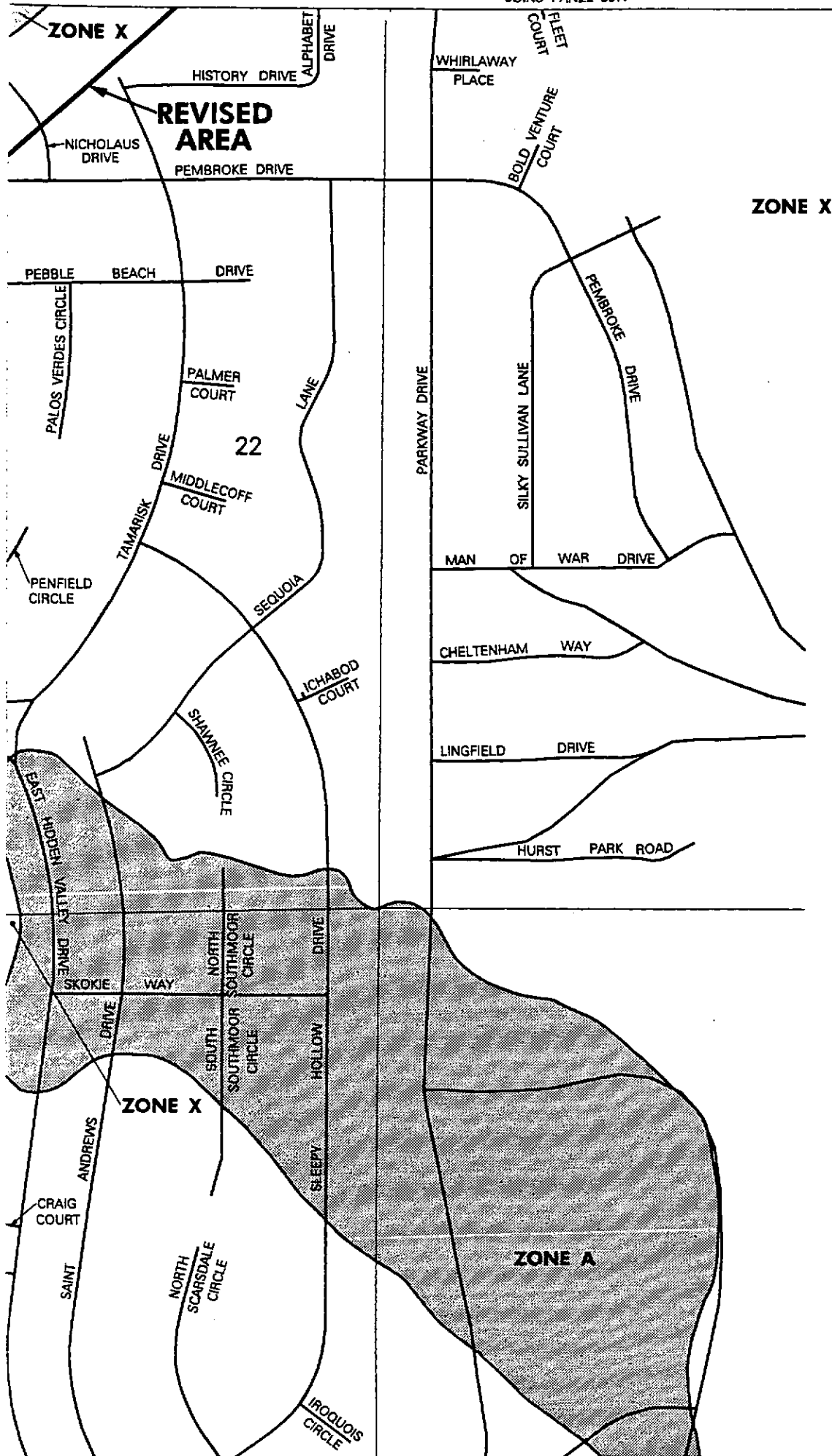
EFFECTIVE DATE:  
SEPTEMBER 30, 1994



Federal Emergency Management Agency



**Federal Emergency Management Agency**



APPROXIMATE SCALE IN FEET

500 0 500

## NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
 FLOOD INSURANCE RATE MAP

 WASHOE COUNTY,  
 NEVADA AND  
 INCORPORATED AREAS

PANEL 3177 OF 3350

(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS	COMMUNITY	NUMBER	PANEL	SUFFIX
REVISED TO	WASHOE COUNTY	32031C	3177	E
REFLECT LOMR	UNINCORPORATED AREAS			

DATED FEB 11 1999

 MAP NUMBER  
 32031C3177 E

 EFFECTIVE DATE:  
 SEPTEMBER 30, 1994


Federal Emergency Management Agency